

**DECEMBER 16, 2014 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 2**

ITEM OB-35

PURPOSE

To consider amending the stipulations for the North Atlanta Soccer Association regarding Special Land Use Permit application LUP-3 of 1990 (Metro North Youth Soccer Association, Inc.), for property located on the north side of Paper Mill Road, west of Johnson Ferry Road in Land Lots 5, 6, 73 of the 1st District. *(Continued by Staff from the July 15, 2014, August 19, 2014, September 16, 2014, October 21, 2014 and November 18, 2014 Board of Commissioners hearings)*

BACKGROUND

The subject property was granted a Special Land Use Permit in 1990 for a youth soccer facility. The facility has approximately 3,000 children participants that are funded by fees and by sponsorships. This amendment is to establish signage stipulations for the property that would allow the applicant to have signage and banners that advertise their sponsors, similar to the way public schools have sponsorship signage on and near athletic fields. The applicant has submitted a site plan that shows the locations of the proposed signs and has also submitted pictures of the current and proposed signs. If approved, all previous zoning conditions not in conflict would remain in effect.

STAFF COMMENTS

Cobb DOT: The sign on Paper Mill Road shall be placed outside of the sight line triangle. It does not appear to be a problem, but the plan is not scalable and should be verified prior to permitting.

RECOMMENDATION

The Board of Commissioners conduct a Public Hearing and consider the stipulation amendment.

ATTACHMENTS

Other Business application, current zoning stipulations, site plan, and pictures.

Application for "Other Business"

Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2035)

BOC Hearing Date Requested: 7/15/14

Applicant: North Atlanta Soccer Assoc. Phone #: 770-926-4175
(applicant's name printed)

Address: 4645 Paper Mill RD E-Mail: greg.hardin@nasa-go.org

Greg Hardin Address: 111 Cherry Hill Pr, Marietta, Ga 30067
(representative's name, printed)

Greg Hardin Phone #: 404-775-0567 E-Mail: greg.hardin@nasa-ga.org
(representative's signature)

Signed, sealed and delivered in presence of:

Gerardo Hams My commission expires: 7-25-2014
Notary Public

Titleholder(s): Metro North Youth Soccer Assoc Phone #: _____
(property owner's name printed)

Address: 4645 Paper Mill RD Marietta E-Mail: _____

Patricia A. [Signature]
(Property owner's signature)

Signed, sealed and delivered in presence of:

Gerardo Hams My commission expires: 7-25-2014
Notary Public

Commission District: 2 Zoning Case: LUP-232 of 1980 LUP-3 of 1990

Date of Zoning Decision: 2-20-1990 Original Date of Hearing: 2-20-90

Location: inside complex between Johnson Ferry & Woodburn on paper mill
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): _____ District(s): _____

State specifically the need or reason(s) for Other Business: _____

Our club of 3,000+ Cobb County children are funded partially by our vendors. We continue to struggle to raise funds in this economy and at the same time keep our fees low enough for our players. Our reason is to be able to advertise sponsors who assist our club. We have included the signs we currently use and proposed signs

(List or attach additional information if needed)

APPLICATION FOR LAND USE PERMIT
TO THE
COBB COUNTY BOARD OF COMMISSIONERS OF ROADS AND REVENUES
AND THE
COBB COUNTY PLANNING COMMISSION
(type or print clearly)

Application No. LUP-3
Hearing Date 2-20-90

Applicant Metro North Youth Soccer Assoc., Inc. Business Phone 977-5425 Home Phone _____
(business name)
Steve Belair Address 3649 Blakeford Way Marietta, Ga. 30062
(representative's name, printed)
St Bel Business Phone 425-6620 Home Phone 973-2542
(representative's signature)

Titleholder Atlanta Classic Foundation, Inc. Business Phone 951-8777 Home Phone _____
Signature Michael E. Taylor Address 300 Interstate North Suite 280
(attach additional signatures, if needed) Atlanta, Ga. 30339

Type of Permit

Present Zoning R80, R40 & ~~R20~~ ^{PERMIT} Temporary Land Use _____ Medical Hardship _____
Special Use -X Construction Hardship _____
Renewal - Yes X No _____

For the Purpose of Youth Soccer Facility Size of Tract 44 acre(s)

Location 4645 Paper Mill Rd. Marietta, Ga. 30067
(street address, if applicable, nearest intersection, etc.)

Land Lot(s) 5, 6 & 73 District 1 1st

Recommendation of Planning Commission 2-20-90 Planning Commission recommended approval of application
subject to: 1) no expansion of existing facility; 2) original stipulations to remain enforce, (no lights on
fields, access to Paper Mill Road only); 3) Dept. of Transportation comments. Motion by Wise, second by
Dameron, carried 4-0.

Henry A. Brown Chairman

Board of Commissioners' Decision 2-20-90 Board of Commissioners approved application as recommended
by the Planning Commission. VOTE: 5-0.

Philip L. Secrist Chairman

COBB COUNTY ZONING DEPARTMENT
FEB 20 1990 15 PM 4:16

Handwritten initials

COBB COUNTY BOARD OF COMMISSIONERS OF ROADS AND REVENUES
COBB COUNTY PLANNING COMMISSION

Date of Application 5-31-83 Date of Hearing 7-12-83

Titleholder ATLANTA GOLF CLASSIC FOUNDATION Signature John F. Westmoreland Jr.
Secretary

Address 6065 ROSWELL RD. N.E. ATL., GA. 30328 Phone 255-0790

Applicant METRO NORTH YOUTH SOCCER ASSOC. Signature Cory J. Bartelme, Pres.

Address 3890 VALLEY GREEN DR, MARIETTA, GA. 30067 Day Phone 953-6353

To Zone From _____ To _____ Land Use

For the Purpose of YOUTH SOCCER FIELD COMPLEX

Land Lot(s) 5, 6, 7, 3 District 1st Section 2nd, Cobb County

Containing 44 acres

Located ON THE NORTHSIDE OF PAPER MILL RD, 1350 FT WEST OF JOHNSON FERRY Rd.

This property being more particularly described as follows: SEE ATTACHED LEGAL DESCRIPTIONS TRACT 1, 2, 3.

COBB COUNTY ZONING DIVISION
JULY 15 PM 4:16
COBB COUNTY GEORGIA

RECOMMENDATION OF PLANNING COMMISSION 7/12/83 - Planning Commission
recommended application be approved for 24 months, subject to no lighted
fields, ~~no~~ access onto Paper Mill Road. Motion by Howard, seconded by
Weeks, carried 6-0.

Frank Wyatt, Chairman

FINAL DECISION OF BOARD OF COMMISSIONERS 7/12/83 - Board of Commissioners
approved application as stated above. Motion by Barrett, seconded by
Lankford, carried 4-0.

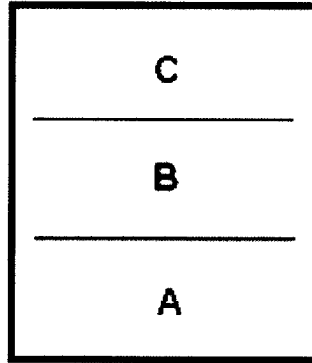
Cory J. Barrett, Chairman

X - LOCATION OF SIGNS.

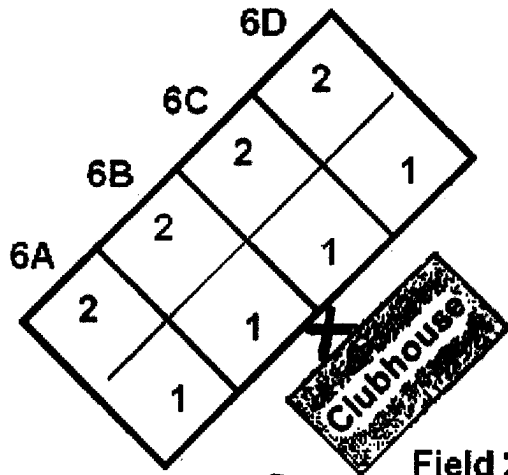
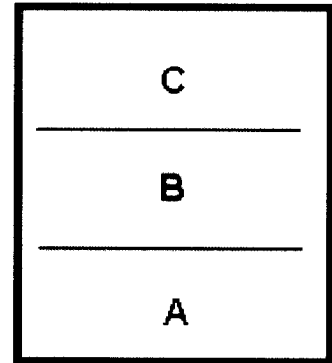
Field Layout

Metro North Park
4645 Paper Mill Rd
Marietta, GA 30067
(770) 955-8700

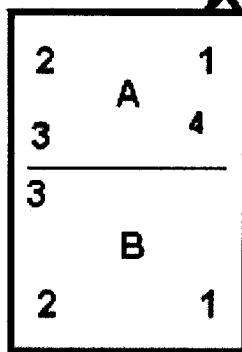
Field 5



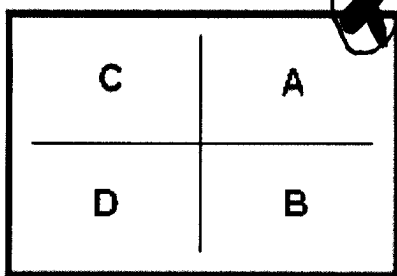
Field 4



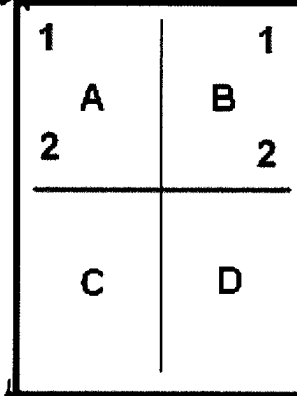
Field 2



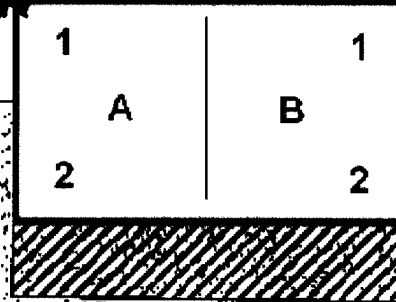
Field 1



Field 3



Turf Fields



Parking

Parking

Parking

← To Terrell Mill Rd

Paper Mill Road

To Johnson Ferry Rd →

2010 MAY 15 PM 4:16
COOPER COUNTY ZONING DEPARTMENT



COBB COUNTY GEORGIA
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2014 MAY 15 PM 4:16
COBB COUNTY ZONING DIVISION



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COBB COUNTY ZONING DIVISION

SAMS, LARKIN, HUFF & BALLI
A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF
JAMES A. BALLI

SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770-422-7016
TELEPHONE
770-426-6583
FACSIMILE

ADAM J. ROZEN

SLHB-LAW.COM

November 13, 2014

VIA HAND DELIVERY
AND EMAIL

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
1150 Powder Springs Road, Suite 400
Marietta, GA 30064

Re: Other Business Agenda Item 35 (2014) for North Atlanta Soccer Association (NASA) for property known as 4645 Paper Mill Road to amend Land Use Permit granted July 12, 1983 for a youth soccer complex.

Dear John,

I represent the North Atlanta Soccer Association (NASA) regarding their operation of a youth soccer complex at 4645 Paper Mill Road. Cobb County originally approved the complex in 1983 with the only limitation being no lighted fields. NASA began in 2004 with the merger of two clubs, United Quest and Metro North. NASA provided youth soccer to over 4000 children last year. Ninety percent of those children were playing on private fields that are not owned by Cobb County. The Paper Mill Road soccer complex is an integral part of providing Cobb County youth access to youth soccer, a demand that cannot be met by the county owned fields alone. NASA is also committed to serving those in need by providing over \$70,000 in financial aid to families who cannot afford to play soccer and by providing a field specially designed for special needs athletes. NASA also hosts three tournaments a year with each event returning millions of dollars in revenue to Cobb County businesses.

NASA and its predecessor have served a large number of youth in a residential area with minor conflicts. However, the neighbors and NASA wish to establish clear guidelines to better define limitations on signage and uses of the property. Attached is a GIS aerial photograph of the subject property showing the location of certain items. The following is a list of stipulations and conditions that the applicant will agree to become a limitation on the use of the property as a sports complex.

- 1) The property will only be used as a sports complex for amateur sports which will include practices, training, games and tournaments. The property will also have uses that relate directly to the primary use such as a concession stand, equipment sales that are a part of

VIA HAND DELIVERY & EMAIL

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an open to only participants at the sports complex and administrative offices for the sports complex.

- 2) The fields will have signage as indicated by the ellipses as depicted on the attached aerial photograph. Each field sign shall be no larger than three (3) feet by five (5) feet in size and shall be double sided (Except the signage of Field 6 behind 4530 Blackland Dr. which will only have a side facing the sidewalk) with each sign being used to show field numbers and sponsorship information. No signage will be located on the western edge of Field 1 to ensure no signage is visible from 4555, 4565, 4575 or 4585 Paper Mill Road. All of the specific field signage is intended to only be viewed by players, parents and fans that are on the subject property.
- 3) NASA proposes to build a monument style sign at the entrance in the general location as depicted on the attached aerial photograph. The monument style sign shall be consistent with residential subdivision entrance signs with the District Commissioner having final approval of the design after submitting it to and receiving comments from the Chattahoochee Plantation Home Owners Association.
- 4) The existing large sign depicted on the aerial photograph is the old leader board from the Bellsouth Classic. It is used for tournament information, field location information and sponsorship recognition. This sign isn't visible off-site and shall remain or be rebuilt in the same location and orientation.
- 5) The area marked as overflow parking on the south west corner of the subject property shall be used for overflow parking; however, if it is ever used for the storage of dirt and other materials to manage the fields, a privacy fence shall be installed to obstruct the view from 4585 Paper Mill Road.
- 6) No materials or signage shall be placed in the western portion of Field 1 or the area west of Field 1 to limit the impact to the adjacent homes that are on Paper Mill Road.

VIA HAND DELIVERY & EMAIL

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- 7) Maintenance equipment and vehicles are located in the Maintenance Area. All equipment and vehicles will be parked or stored on a hardened surface. Equipment and Vehicles will be shielded from visibility from 4520 and 4530 Blackland Drive via fencing and earth tone screening or evergreen plantings. NASA shall have trough fall 2015 planting season to plant evergreens in compliance with a landscape plan approved by the county arborist.
- 8) The trash dumpsters shall be located in the area on the south eastern portion of the property as depicted in the aerial photograph. Dumpsters shall be equipped with rubber lids to decrease noise.
- 9) NASA shall not reduce any existing tree buffers that currently exist adjacent to residential property. Any tree removal shall be for public safety reasons related to the age and condition of the tree with approval of the county arborist.
- 10) No fields shall be lighted. No additional outdoor lighting shall be added to the property. There is currently some safety lighting in the parking lot and at the concession stand. This lighting can remain but there shall not be any lighting of the playing fields.
- 11) The existing building shall house an office, concession stand and potentially a retail office for items related to the sports teams that play at the sports complex. The concession stand and any other activity in this building shall comply with all Health Department, Business License, Fire Department or other relevant regulation.
- 12) Any additional signage or changes to the stipulation that are minor shall be reviewed and approved by the District Commissioner after submission of the request with an opportunity to comment from the Chattahoochee Plantation Homeowners Association.

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VIA HAND DELIVERY & EMAIL

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Please contact me if you have any questions regarding these proposed stipulations.

Sincerely,

SAMS, LARKIN, HUFF & BALLI, LLP



Parks F. Huff
phuff@slhb-law.com

PFH/III
Enclosure/Attachment

cc: Members, Cobb County Board of Commissioners (via hand delivery & email w/attachment)
Ms. Candice Ellison, County Clerk (via email w/attachment)
Ms. Lori Barton, Deputy Clerk (via email w/attachment)
Mr. Joe Gavalis (via email w/attachment)
Mr. Dave Smith (via email w/attachment)
Mr. Greg Hardin (via email w/attachment)

